FILED

NOV 13 2025

JOHN TUTEUR
Napa County Recorder - County Clerk
By: [signature]
DEPUTY RECORDER - CLERK

2025-105

Print Form

Notice of Determination

Appendix D

To:

☑ Office of Planning and Research

U.S. Mail: P.O. Box 3044, Sacramento, CA 95812-3044

Street Address: 1400 Tenth St., Rm 113, Sacramento, CA 95814

☑ County Clerk
County of: Napa
Address: 1127 1st street
Napa, CA 94559

From:
Public Agency: City of Calistoga
Address: 1232 Washington Street
Calistoga, CA 94515
Contact: Greg Desmond gdesmond@calistogaca.gov
Phone: 707-942-2830

Lead Agency (if different from above):
Address:
Contact:
Phone:

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2023090349

Project Title: Kortum Ranch Development Project

Project Applicant: Anthony Curci, Kortum Ranch LLC (707-339-6559) arc@lidocapital.com

Project Location (include county): 500 Kortum Canyon Road (APNs 011-290-007; -038; -039) 201 Shipyard Way Suite 6 Newport Beach, CA 92663

Project Description:
The proposed project includes the subdivision of four existing parcels totaling 30 acres into 20 individual lots. Lots range from 0.40 ac to 6.29 ac and will accommodate single-family residences ranging from ~2,500 to 4,500 sf. The project includes onsite road and utility improvements, construction of retaining walls, and off-site improvements on Kortum Canyon Road between the project site and the intersection at Foothill Blvd, as well as to the secondary access. Kortum Canyon Road will provide primary access to the site and the secondary access will be used for emergency vehicles and the homeowner and/or occupant of Lot 20 only. The proposed subdivision will allow for future construction of 20 single-family detached homes and ancillary improvements to be developed with hillside-sensitive design and subject to separate discretionary review.

This is to advise that the Planning Commission of Calistoga (☑ Lead Agency or ☐ Responsible Agency) has approved the above described project on 11/12/2025 (date) and has made the following determinations regarding the above described project.

1. The project [☐ will ☑ will not] have a significant effect on the environment. with mitigation
2. ☑ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA. Certified on 11.12.25
   ☐ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [☑ were ☐ were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [☑ was ☐ was not] adopted for this project. By PC on 11.12.25
5. A statement of Overriding Considerations [☐ was ☑ was not] adopted for this project.
6. Findings [☑ were ☐ were not] made pursuant to the provisions of CEQA. By PC on 11.12.25

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:
https://www.ci.calistoga.ca.us/city-hall/departments-services/planning-building/planning-division/current

Signature (Public Agency): [signature] Title: Planning | Building Director

Date: 11/12/25 Date Received for filing at OPR: 11/13/2025

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.

Revised 2011